



Christopher B. Coleman,
Mayor

Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

Saint Paul
Planning Commission

December 4, 2009

8:30 – 11:00 a.m.

Chair

Brian Alton

First Vice Chair

Kathi Donnelly-Cohen

Second Vice Chair

Jon Commers

Secretary

Marilyn J. Porter

I. Approval of minutes of November 13, 2009

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

09-302-275 Premier Investments LLC – Re-establishment of legal nonconforming use as a duplex. 400 Charles Avenue between Western and Arundel.
(*Sarah Zorn, 651/266-6570*)

08-083-992 Laurel Apts Parking Lot #2 – Public hearing to consider revocation of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. (*Tom Beach, 651/266-9086*)

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee

District 4 Plan Summary – Adopt resolution recommending approval to the City Council.
(*Penelope Simison, 651/266-6554*)

Bicycle Parking Zoning Amendments – Adopt resolution recommending approval to the City Council. (*Kate Reilly, 651/266-6618*)

Victoria Park Update – Exxon Settlement and Revised Master Plan – Presentation by Lucy Thompson, Joan Trulsen, PED, and Don Ganje, Parks and Recreation.
(*Lucy Thompson, 651/266-6578, Joan Trulsen, 651/266-6694, and Don Ganje, 651/266-6425*)

VII. Communications Committee

Carole Murphy Faricy

Erick L. Goodlow

Stephen Gordon

George Johnson

Richard Kramer

Yung Kang Lu

Michael Margulies

Gladys Morton

Gaius Nelson

Anthony Schertler

Kristina Smitten

Robert Spaulding

Terri Thao

Daniel Ward II

Barbara A. Wencil

David Wickiser

Planning Director

Donna Drummond

VIII. Task Force Reports

IX. Old Business

X. New Business

XI. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission
MASTER MEETING CALENDAR**

WEEK OF NOVEMBER 23-27, 2009

Mon 23 _____

Tues 24 _____

3:30- p.m. Zoning Committee

City Council Chambers
3rd Floor City Hall
15 Kellogg Blvd West

Zoning SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

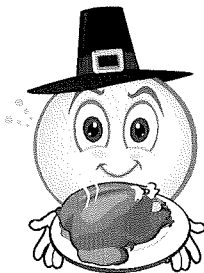
09-302-275 Premier Investments LLC – Re-establishment of legal nonconforming use as a duplex. 400 Charles Avenue between Western and Arundel.
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08-083-992 Laurel Apts Parking Lot #2 – Public hearing to consider revocation of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. *(Tom Beach, 651/266-9086)*

Weds 25 _____

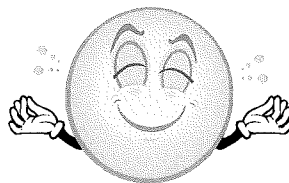
Thurs 26 _____

THANKSGIVING DAY HOLIDAY – OFFICE CLOSED



Fri 27 _____

HOLIDAY – OFFICE CLOSED



**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes November 13, 2009

A meeting of the Planning Commission of the City of Saint Paul was held Friday, November 13, 2009, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Donnelly-Cohen, Faricy, Lu, Morton, Porter, Smitten, Wencl; and Messrs. Alton, Johnson, Kramer, Nelson, Schertler, Spaulding, Ward, Wickiser.

Commissioners Absent: Ms. *Thao, and Messrs. *Commers, *Goodlow, *Gordon, *Margulies.

*Excused

Also Present: Donna Drummond, Planning Director; Lucy Thompson, Patricia James, Amy Filice, Penny Simison, Jessica Rosenfeld, Josh Williams, Craig O'Brien, Sarah Zorn and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes October 30, 2009.

MOTION: *Commissioner Johnson moved approval of the minutes of October 30, 2009. Commissioner Wencl seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Alton announced that each of the commissioners received updated rosters with their contact information listed. One list is confidential and does not get released to the public, and the other is released to the public. He asked the commissioners to look them over to make sure their information is correct.

III. Planning Director's Announcements

Donna Drummond announced the upcoming public roundtables for the Hamline, Victoria and Western Station Area planning. The roundtables are on Tuesday and Wednesday of next week. Next Wednesday at City Council there will be a resolution under consideration to approve a finance and spending plan for Central Corridor streetscape improvements.

IV. Local Saint Paul Office Market and Regional Comparison – Presentation by Skye Cook, Cushman and Wakefield; Rob Davis, NorthMarq Real Estate Services, LLC; and Jerry Driessen, CB Richard Ellis.

Matt Anfang from the Saint Paul Building Owners and Managers Association (BOMA) introduced the speakers. Mr. Anfang said that they would start with an overview of the Downtown market place for commercial real estate. BOMA represents building owners and

managers of residential, commercial and government properties, including buildings in downtown Saint Paul and the East Metro area. BOMA does an annual market report. The recently completed 2009 report was distributed to all the commissioners. This is BOMAs fifteenth annual market report and people in the industry use this as a marketing tool, and building owners and management use it to market their own properties.

Skye Cook, Cushman and Wakefield and Rob Davis, NorthMarq Real Estate did a joint presentation. Mr. Davis said since their last report there have been obvious changes that have taken place in the market, so he compared this year with years past. Ms. Cook says that Saint Paul is unique given the amount of government ownership of properties. The breakdown is 19% private owner-occupied, 31% is government-owned and occupied, which leaves the remaining 50% competitively leased, with ownership structures such as private investors, real estate investment trusts and pension funds. The amount of competitively owned space has decreased over the past decade by approximately 10% as both owner-occupied and government-owned properties have increased equally by 5% each. Mr. Davis said that there were no changes in the total overall occupancy in downtown, which remained at 90% occupied, but there were changes in the vacancy and occupancy amongst the various building classes of A,B and C, about which they gave more details.

Ms. Cook said that Saint Paul's status as the capital city and county seat is the reason why 31% of the total universe is government-owned. On October 9, 2009 Ramsey County closed on the acquisition of the Metro Square building and they will be moving out of the Ramsey County Government Center West building (formerly home of West Publishing) over the next year and a half, one department at a time. Once this is complete the West building on Kellogg Boulevard will be completely vacant. This property is not being actively marketed, but it is for sale.

Mr. Davis talked about how health care is the fastest growing employment sector in Saint Paul and now employs 32,500 people and is expected to grow to 43,000 people within five years. Saint Paul medical space totals nearly 3.5 million square feet and all together hospitals and clinics have a \$3.1 million dollar annual economic impact on the local economy.

Ms. Cook talked about the Central Corridor LRT line and said many suburban companies with upcoming lease expirations are taking a closer look at relocating to Saint Paul. The Central Corridor LRT line will begin at Union Depot station and connect with the Hiawatha line in Minneapolis. Utility relocation has already begun in preparation for construction of the line, which is scheduled to begin major construction in 2010 and be completed by 2014. The former Bremer Bank building located at Fifth and Cedar, next to the athletic club, is being acquired in order to accommodate the LRT's diagonal turn at Fourth and Cedar. The Union Depot will be refurbished to become a regional multi-modal transportation hub. On October 6, 2009 the Ramsey County Regional Railroad Authority voted unanimously to release a request for proposals to manage and design the construction of the project. The goal is to have the project up and running by 2012. A portion of the former Gillette site located at 310 East Fifth Street is planned to be the new operations and maintenance facility for LRT. The remainder of the site is being considered for a new outdoor municipal stadium, which would be home to the Saint Paul Saints baseball team.

Rob Davis introduced Jerry Driessen, Vice President of Brokerage, with CB Richard Ellis. Mr. Driessen's presentation provided an overview of market trends for the Twin Cities, the market overall, and how we compare to the other markets in the midwest.

Commissioner Ward said that with overall vacancies on the rise and given the cost of materials and construction, how will this affect future construction of new space?

Ms. Cook's response was that for any project that is in the market right now, all of the general contractors are hungry for work and will bid on a project even if there is no chance that they will get it. It is very competitive as far as building out office or industrial space.

Commissioner Schertler asked about the downtown parking supply and what amount of parking is needed per employee to meet market demands. He does not think it is 0.8 spaces per employee, like it would be in Burnsville. The availability of more transportation choices downtown would affect that.

Mr. Driessen said that two spaces per thousand square feet is very healthy for downtown and one per thousand is not bad either. Ms. Cook added that the building owners and landlords are doing very competitive leases right now. They are providing as many incentives as they can to get a deal done. She noted that if the City can provide any financial incentives, such as through the Strategic Investment Fund or with parking incentives, that this helps Saint Paul look more attractive when prospective tenants are weighing all their options

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

One item to come before the Site Plan Review Committee was rescheduled from November 10th to November 17th – parking lot for Veolia Environmental Services at 309 Como. New temporary gravel parking lot with 20 spaces on a vacant lot that is currently paved with gravel.

NEW BUSINESS

09-296-571 Duane Axtman – Conditional Use Permit for auto repair. 336 Larpenteur Avenue West between Western and Farrington. (*Sarah Zorn, 651/266-6570*)

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#09-301-356 Kenneth Brown – Conditional Use Permit for indoor recreation center. 1990 Suburban Avenue between Ruth and Burns. (*Sarah Zorn, 651/266-6570*)

MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#09-293-898 Semple Enterprises – Establish legal nonconforming use status for concrete and asphalt processing operation. 91 Ridder Circle. (*Josh Williams, 651/266-6659*)

MOTION: Commissioner Morton moved the Zoning Committee's recommendation for denial of the application to establish a legal nonconforming use.

Chair Alton announced that, given the staff recommendation of approval for the legal nonconforming use and the Zoning Committee's proposed resolution for denial of the legal nonconforming use, pursuant to Minnesota Statute Section 15.99, a roll call vote will be taken. Commissioners voting in favor of the resolution should state for the record the reason(s) for their vote.

ROLL CALL VOTE: *The motion to approve the resolution carried on a roll call vote of 12-2 (Alton, Schertler) with 1 abstention (Spaulding).*

VI. Comprehensive Planning Committee

Central Corridor – Draft Downtown Station Area Plan – Recommendation to release draft plan for public review and schedule a public hearing. *(Lucy Thompson, 651/266-6578 and Jessica Rosenfeld, 651/266-6560)*

Lucy Thompson, PED staff, briefed the Commission on the draft *Downtown Station Area Plan*. The City Council has already adopted the *Central Corridor Development Strategy* and seven station area plans for University Avenue as part of the Comprehensive Plan; the *Downtown Station Area Plan* will likewise be adopted as a part of the Comp Plan. The Plan covers two of the three downtown LRT stations: Central Station at 4th/Cedar and Union Depot. Station area planning around the 10th/Cedar station will be handled through an update of the *Fitzgerald Park Precinct Plan*.

The *Downtown Station Area Plan* addresses the same four themes as the other station area plans: mobility, land use, built form and public realm. It also explores specific redevelopment opportunities along the downtown alignment, with several computer images of what development sites and the streetscape might look like with the addition of LRT. The Plan and planning process proved to be useful tools to resolve many issues raised by the Metropolitan Council regarding the design and location of the LRT line itself – e.g. the siting and design of the Operations and Maintenance Facility in Lowertown. Ms. Thompson called Commissioners' attention to the recommendation for a new Lowertown Master Plan, with a preliminary list of issues that might be addressed in such a plan. This recommendation is very important to Lowertown residents and businesses to address some outstanding issues in more detail.

Commissioner Spaulding asked whether the street connection to the proposed Trout Brook Boulevard is feasible given the change in grade. Ms. Thompson explained that, while no detailed engineering has been done yet, there has been no indication from Public Works staff that an interchange or cloverleaf connection will be necessary.

MOTION: *On behalf of the Comprehensive Planning Committee's recommendation, Commissioner Ward moved to release the draft for public review and set a public hearing on December 18, 2009. Commissioner Lu seconded the motion. The motion carried unanimously on a voice vote.*

VII. Neighborhood Planning Committee

District 4 Plan Summary – Adopt resolution recommending approval to the City Council. *(Penelope Simison, 651/266-6554)*

Commissioner Wencil announced that staff is still working on the District 4 Plan resolution and this matter is laid over to the next Planning Commission meeting on December 4, 2009. She also announced the agenda for the next Neighborhood Committee meeting at 3:30 p.m. on Wednesday, November 18, 2009.

VIII. Communications Committee

No report.

IX. Task Force Reports

Commissioner Wencil announced that on Tuesday, November 17, 2009 the Joint Airport Zoning Board will be meeting at 3:00 p.m.

Commissioner Spaulding announced that at City Council on Wednesday, November 18, 2009 they will formally accept a donation of the former Pedro Luggage property from the Pedro family for the creation of a future park.

X. Old Business

None

XI. New Business

None

XII. Adjournment

Meeting adjourned at 10:18 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Marilyn Porter
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

TUESDAY, Nov 24, 2009

No Site Plan Review

2nd Floor Conference Room
375 Jackson Street, Suite 218

Time Project Name and Location

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

DSI is in a new location

We are in our new offices at 375 Jackson Street, Suite 220. The Site Plan meetings will be held in the second floor conference room 218.

Parking

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson. To see a map of additional nearby parking ramps go to <http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

TUESDAY, Dec 1, 2009
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
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9:30	Baldinger Bakery 1256 Phalen Blvd. New Facility on former Griffin Wheel site Tom Beach
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If you have any questions, please call Mary Montgomery at 651-266-9088.

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Tuesday, November 24, 2009 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF NOVEMBER 5, 2009 ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 09-302-275 Premier Investments LLC**
Re-establishment of legal nonconforming use as a duplex
400 Charles Ave, between Western and Arundel
R4
Sarah Zorn 651-266-6570

- 2 08-083-992 Laurel Apts Parking Lot #2**
Public hearing to consider revocation or modification of parking lot site plan approved
June 11, 2008, for failure to meet conditions of approval
2057 Laurel Ave
RT1
Tom Beach 651-266-9086

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

DATE: November 5, 2009
TO: Planning Commission
FROM: Neighborhood Planning Committee
RE: *District 4 Plan Summary*

Background

The Commission held a public hearing on the draft *District 4 Plan Summary* on October 2, 2009. Subsequently, the committee met twice to consider the draft summary and to recommend revisions to policies. The *District 4 Plan Summary*, attached, reflects those revisions.

Committee recommendation

That the Commission recommend the City Council adopt the *District 4 Plan Summary*.

city of saint paul
planning commission resolution
file number _____
date _____

**RESOLUTION RECOMMENDING ADOPTION OF
THE SUMMARY OF *DISTRICT 4 PLAN SUMMARY*
AS AN ADDENDUM TO *THE SAINT PAUL COMPREHENSIVE PLAN***

WHEREAS the District 4 Plan was prepared by the Dayton's Bluff District 4 Community Council and was adopted by the District 4 Community Council on October 15, 2007, and

WHEREAS the plan details a community vision for area generally bounded on the south by the Mississippi River and Warner Road; on the east by Johnson Parkway and Etna Street, on the north by Phalen Boulevard and Minnehaha Avenue; and on the west by Lafayette Road and I-35E; addressing issues related to commercial and economic development, community life, housing and residential life; neighborhood safety, and transportation; and

WHEREAS the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan; and

WHEREAS the *Land Use Plan*, adopted by the City Council on February 6, 2002, provides for the adoption of summaries of area plans as addenda to *The Saint Paul Comprehensive Plan* upon findings by the Planning Commission that the plans are consistent with adopted City policies; and

WHEREAS comments from relevant City departments were received and the draft Summary language was modified to address their concerns, and staff and representatives of the District 4 Community Council discussed the revised Summary; and

WHEREAS the Planning Commission, on October 2, 2009, held a public hearing on the District 4 Plan Summary, notice of which was published in the Saint Paul Legal Ledger on September 10, 2009; and

WHEREAS testimony received at the public hearing was supportive of the plan; and

WHEREAS the Neighborhood Planning Committee of the Planning Commission met to discuss the Summary and suggested revisions to policies in the document; and

WHEREAS the Planning Commission accepts the Summary, as revised.

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission finds that the *District 4 Plan Summary* is consistent with *The Saint Paul Comprehensive Plan* and other relevant City policies and recommends the adoption of the plan summary by the City Council as an addendum to the comprehensive plan, replacing the previous district plan adopted in 1986.

moved by _____
seconded by _____
in favor _____
against _____

District 4 Plan Summary

Addendum to the Comprehensive Plan for Saint Paul

Recommended by the Planning Commission /////

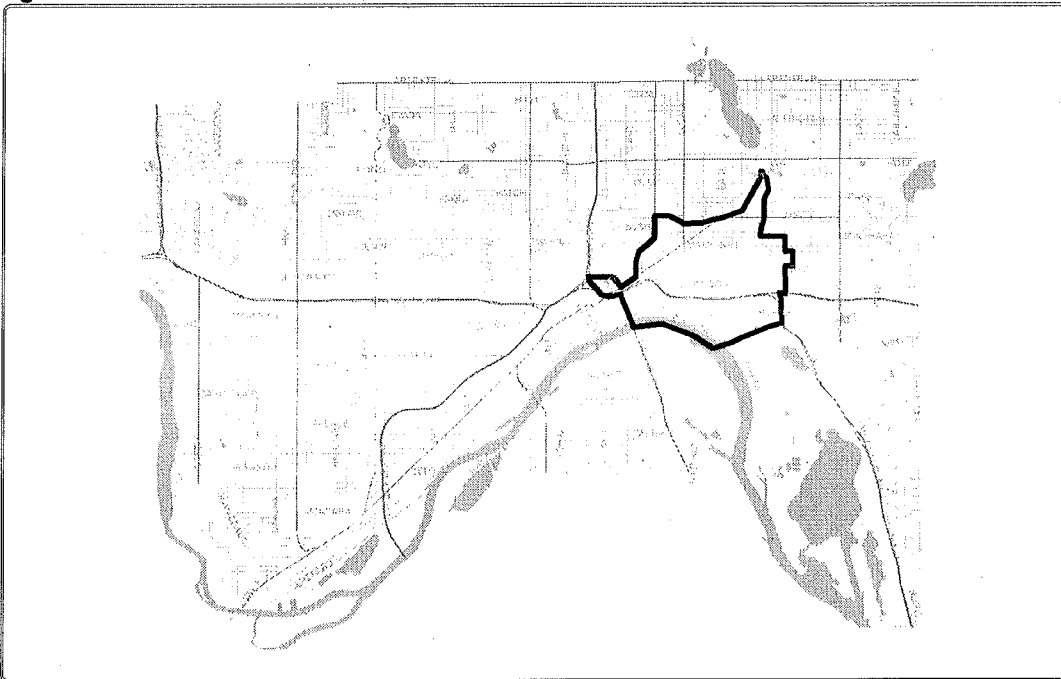
Adopted by the City Council /////

The District 4 Plan Summary appends to the Saint Paul Comprehensive Plan the objectives and strategies of the Dayton's Bluff District 4 Plan and replaces the District 4 plan adopted in 1986. The Dayton's Bluff District 4 Plan consists of five major areas of focus, including (1) commercial and economic development; (2) community life, public spaces, and recreation; (3) housing and residential life; (4) neighborhood safety and livability; and (5) transportation, traffic, and parking.

Location

Dayton's Bluff is an irregularly shaped neighborhood on Saint Paul's East Side, generally bounded on the south by the Mississippi River and Warner Road; on the east by Johnson Parkway and Etna Street; on the north by Phalen Boulevard and Minnehaha Avenue; and, on the west by Lafayette Road and I-35E.

Figure 1: Location of District 4



Vision

The vision Dayton's Bluff District 4 Plan summary includes these components:

- A revitalized business district, focused on East 7th Street, Lafayette Park, and the Hudson/Earl intersection, represented by an active business organization, that provides a full range of good and services.
- Public places, such as parks, that are available for planned or spontaneous activities that engage residents. Spaces in the community which are attractive and welcoming.
- Improvements in the appearance of housing and its character, including retaining single-family residential units and preserving their historic architecture. Rental housing should be designed for that purpose and existing single family buildings should not be subdivided to increase the density of housing.
- Promotion of the livability of the neighborhood by enhancing its appearance through cleanliness, crime prevention and rectifying code violations.
- A comprehensive multi-modal transportation system that incorporates transit, well-paved streets and opportunities for pedestrians.

Strategies

Commercial and economic development (C)

Land Use

C1. Prepare a zoning study of existing commercial districts within District 4 to determine if the Traditional Neighborhood District is appropriate, particularly to promote mixed use development in these areas.

C2. Implement the policies and recommendations for the Lafayette Park business area as described in the *Northeast Corridor Development Plan*.

C3. Promote the reuse, instead of demolition, of existing commercial buildings.

C4. Promote the shared use of existing surface parking lots; oppose expansion of existing surface parking lots. District 4 supports the use of permeable or semi-permeable paving in parking lot construction and the use of rain gardens to reduce runoff.

C5. The Department of Safety and Inspections shall enforce regulations regarding the operations of retail stores; specifically, the issues of waste disposal, advertising, and parking.

C6. Collaborate with District 4 to expand and implement existing façade improvement programs.

Urban Design

C7. Incorporate as applicable the principles and standards of the East 7th Street Design Guidelines, approved by the Planning Commission but not adopted by City Council, into a future planning document that includes East 7th Street within District 4.

Business Development

C8. Work with District 4 to strengthen the business district through the following:

- C8.1. Determine the feasibility of creating a small business incubator; search for potential sites.

- C8.2. Ensure that new commercial development includes a mixture of uses and is integrated into the existing fabric of the commercial district in which it is located; new development would adhere to the building design standards in Section 63.110 of the Zoning Code. Include community input as part of the development process.
- C8.3. Assist District 4 in partnering with an existing Community Development Corporation on programs that support business development.
- C8.4. Work with District 4 to attract businesses that provide a full range of goods and services, including a bank.

Community life, public spaces, and recreation (P)

Urban Design

P1. Include connections, either by stairs or trails, between riverfront projects and Mounds Park and the Bruce Vento Nature Sanctuary.

Public Works

P2. Identify key gateways into the community; work with District 4 to prepare a plan for improvements intended to improve their appearance, including, but not limited to, plantings and historically sensitive signage.

P3. Install single lantern lighting in residential areas when lights are replaced as part of street reconstruction.

Parks and Recreation

P4. Provide an interpretive center in the Bruce Vento Nature Sanctuary that focuses on the natural and human history of the area; include information on historic locales, such as Mounds Park and Swede Hollow Park.

P5. Provide a park on the site of the former Lyman Dayton home, on Mounds Boulevard between East 3rd Street and Conway Street; collaborate with the district council on potential sources of revenue for acquisition and operation.

P6. Prepare a master plan for Mounds Park; assemble a community based advisory group to provide input on the master plan as it is being prepared.

P7. Plant flowering trees on Johnson Parkway, as trees are replaced.

P8. Work with District 4 to form a Friends group for parks within the district, or to support an existing Friends group, and devise projects for the group that uses services of volunteers.

P9. Promote the use of park and recreation facilities by including signage to identify park locations, park information in multiple languages, and maps of amenities within parks at park entrances and gathering places. Post park hours and rules at park entrances. Provide adult supervision for activities at recreation centers.

P10. Work with District 4 to make parks more accessible to pedestrians, bicyclists, transit riders, and disabled persons.

Library

P11. Maintain library service, including bookmobile visits, at the Dayton's Bluff Library.

Heritage Preservation

The Dayton's Bluff Heritage Preservation District was created by the City Council in 1992 and includes the area roughly bounded by Mounds Boulevard on the south and west; Maple, Arcade and Hope streets on the east; Beech, Greenbrier, North streets and Bates Avenue on the north.

P12. Continue to support the programs and activities of the Heritage Preservation Commission as they affect the Dayton's Bluff Heritage Preservation District.

P13. Study the potential of establishing a conservation district(s) in District 4 outside the boundaries of the Dayton's Bluff Heritage Preservation District; criteria for said conservation districts shall be consistent with those established pursuant to policies in the Historic Preservation chapter of the adopted Comprehensive Plan.

Housing and residential life (H)

Design

H1. District 4 requests that higher density residential developments be designed consistent with the City's residential design standards and with parking strategies that encourage residents to use transit, including, but not limited to, reduction in the numbers of on-site parking spaces and creation of a parking management plan that prevents spillover parking in the neighborhoods and assists residents in using transit where adequate service is available. Public Works will work with the district council and the developer on issues related to on-street parking for the project and street design.

Neighborhood improvement and maintenance strategy

H2. Provide input from City code enforcement officials that District 4 can use to establish programs, such as the Good Neighbor Program, to address residential neighborhood problems.

H3. Identify problem properties and, in collaboration with District 4 and applicable neighborhood block clubs, develop strategies for addressing issues associated with them.

H4. Provide District 4 with information about Invest Saint Paul, the City's neighborhood improvement and maintenance strategy. This includes information about rehabilitation of vacant buildings and construction of new buildings on vacant sites, as well as the criteria used to determine whether vacant buildings should be rehabilitated or demolished. Seek input from District 4, as appropriate.

H5. Continue to provide District 4 with information about pending actions against vacant properties under the City's nuisance ordinance so that the district council may comment regarding proposed actions for the property.

H6. The District Council will work with developers to identify possible sites within the neighborhood to which a structure could be moved if the structure cannot be reused or cannot be incorporated into a proposed development. If demolition or rehabilitation of a structure is unavoidable, the District Council encourages "deconstruction" techniques to be used to salvage whatever materials possible for reuse.

Zoning

H7. Prepare a study of residential districts within District 4 to determine if, and where, duplex districts should be rezoned to single family districts. Based on the conclusions of the study, work to rezone areas that are currently zoned for duplexes so that these housing units may be returned to their original use.

Neighborhood safety and livability (S)

Police

S1. Provide crime and safety information for community meetings and newsletters on a regular basis. This includes contact information for forwarding complaints about neighborhood safety issues, suggestions for improving personal and property safety, and instructions are posting house numbers to aid in quick emergency response time.

S2. Work with District 4 to provide information about crime prevention techniques and neighborhood watch programs, for dissemination to block clubs and other community groups.

S3. Provide owners of multiple family rental properties with information about safety issues and techniques for property maintenance and dealing with problem tenants.

S4. Continue the police storefront in the community and to provide lead officers for the Dayton's Bluff community.

Neighborhood livability

S5. District 4 will provide Public Works and Parks with information about neighborhood streets and other public areas where mid-block street lights and trimming of trees would aid pedestrians.

S6. Work with District 4 to provide information that the district council can disseminate to residents about the timely removal of snow on sidewalks, mowing of grass and trash collection.

S7. Study alternatives for trash collection; the objectives are to increase the lifespan of streets and alleys and to reduce noise.

S8. Encourage utility companies to bury lines in conjunction with development, when feasible.

S9. District 4 will provide the City with information about consistent violations of the noise regulations, as outlined in Section 293.02 of the Municipal Code, so that appropriate remedies can be determined.

S10. Continue Saint Paul's representation on the Metropolitan Airports Commission's Downtown Airport Advisory Committee and, in connection with that representation, collaborate with District 4 on issues related to Holman Field.

Transportation, traffic, and parking (T)

Physical improvements

T1. Collaborate with District 4 to develop a plan for traditional neighborhood streetscape for arterials that includes, but is not limited to, sidewalks, lantern lighting, and boulevard trees. Public Works will work with District 4 to identify the arterials. Utilize single lantern lighting, consistent with existing City lighting policy, to the greatest extent possible; install twin lantern lighting along commercial streets (i.e., on East 7th Street east of Minnehaha Avenue) and major collectors in residential neighborhoods, including bridges connecting segments of commercial streets and major collectors, replacing bent straw lighting, in collaboration with the district council and affected property owners. Specific bridges are Earl Street over Interstate 94, East 7th Street between Kittson Street and Payne Avenue, and Kellogg Boulevard westerly of its intersection with East 3rd Street. Continue program of installing traditional streetscape improvements on local and collector streets in connection with the RSVP and collector street reconstruction programs.

T2. Provide improvements to facilitate left turns on East 7th Street at such intersections as Mara, Arcade, and Minnehaha to improve traffic flow.

T3. Mark crosswalks and bike lanes on arterials clearly to provide safe passageways for pedestrians and cyclists.

T4. Provide bike racks on arterial streets near bus stops and/or businesses.

T5. Complete implementation of the Residential Street Vitality Program (RSVP) in District 4 neighborhoods.

T6. Construct sidewalks on residential streets where none exist and a need has been identified, once a petition from affected property owners is submitted to the City; preserve existing granite curbs when sidewalks are constructed.

Traffic operations

T7. District 4 will provide Public Works with information about a need for traffic calming measures so that Traffic staff may review and recommend action.

T8. District 4 will provide Public Works with information about locations where speeding is excessive so that Traffic staff may review and recommend action.

T9. District 4 will provide Public Works with information about intersections with a higher-than-normal number of vehicular accidents so that Traffic staff may review and recommend action.

Minnesota Department of Transportation

T10. Develop a policy to improve the function and appearance of freeway barriers and promote attractive plantings to improve the visual impact.

Transit

T11. Collaborate with Metro Transit on fare and route improvements.

T12. Provide for transit shelters and benches that are well-lit and maintained and that are provided with route maps and schedules. Work with District 4 to encourage East Side businesses to sponsor transit shelters with heat lamps and benches.

Planning Commission Findings

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Planning Process

The District 4 Plan update was prepared by a committee convened by the Dayton's Bluff Community Council. The committee work included results of a survey, printed in English, Spanish and Hmong, that was distributed throughout the community, as well as comments gathered at three community meetings and focus groups comprised of local businesses and Metropolitan State University. In addition, the committee collaborated with the Geography Department at Macalester College, which prepared GIS maps of key data, including census figures, land use and zoning. The district council approved the plan on October 15, 2007. The summary includes policies from the plan that the City is responsible for implementing. The Planning Commission held a public hearing on the plan summary on October 2, 2009, and, after considering public comments, recommended the plan for adoption on ///.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-228-3261*

Date: November 20, 2009
To: Planning Commission
From: Neighborhood Planning Committee
Subject: Bicycle parking amendment

On Friday, October 30, 2009 the Planning Commission held a public hearing on the proposed amendments to the zoning code regarding bicycle parking. At that time no one came forward to comment on the proposed changes.

Via email, the Metropolitan Consortium of Community Developers (MCCD) sent in a letter (Attachment 1) commenting on the proposed amendment to the zoning code. The primary issue is that the MCCD would like the substitution allowance to be greater. The current draft of the ordinance states that up to five percent of vehicle parking may be substituted for bicycle parking. The MCCD request is that properties be able to substitute between 10 and 15 percent of vehicle parking with bicycle parking. Roxanne Young of the Riverview Economic Development Corporation (REDA) also sent in a letter of support for the MCCD recommendation (Attachment 2).

On Wednesday, November 18, the Neighborhood Planning Committee of the Planning Commission met to discuss the proposed bicycle parking amendment to the zoning code. At that time staff recommended that up to 10 percent of vehicle parking may be substituted for bicycle parking. This is, frankly, more in line with other cities around the country than the five percent threshold is. Staff believes that this will further encourage mode shift in Saint Paul, reducing vehicle miles traveled. At that meeting it was also suggested that language be added that indicates when indoor bicycle parking would be accessible.

Attached is the proposed amendment to the zoning code, which has been modified, based on the Neighborhood Planning Committee discussion. The Neighborhood Planning Committee recommends approval of the revised ordinance and forwarding it to the City Council for their consideration.

Please direct questions or comments to Kate Reilly (651-266-6618) or kate.reilly@ci.stpaul.mn.us.

BICYCLE PARKING ZONING CODE AMENDMENTS
11/20/2009

Sec. 63.210. Bicycle parking bonus.

- (a) Bicycle parking required. Off-street parking facilities shall provide a minimum of one (1) secure bicycle parking space for every twenty (20) motor vehicle parking spaces, disregarding fractional bicycle spaces. A minimum of one (1) secure bicycle parking space shall be provided for an off-street parking facility with twelve (12) or more motor vehicle parking spaces. A nonresidential use with between five thousand (5,000) square feet and ten thousand (10,000) square feet of land area dedicated to parking may substitute bicycle parking for a portion of its minimum off-street parking requirement not to exceed one (1) parking space.
- (b) Substitution for required motor vehicle parking. ~~A nonresidential use with more than ten thousand (10,000) square feet of land area dedicated to parking may substitute Bicycle parking may be substituted~~ for a portion up to ten (10) percent of its minimum off-street parking requirements ~~not to exceed two (2) parking spaces.~~ (c) For the purpose of calculating a permitted substitution, two (2) completely enclosed and secure bicycle lockers are the equivalent of one (1) parking space; ~~five (5)~~ four (4) spaces in a bicycle rack are the equivalent of one (1) parking space.
- (cd) Location and design. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient third of the automobile parking. Outdoor bicycle parking shall be visible to the public right-of-way or from inside the building to increase safety and security. With permission of the city engineer, bicycle parking may be located in the public right-of-way. Bicycle parking may be provided within a building, but the location shall be easily accessible and signed for bicycles. Indoor bicycle parking shall be accessible on the same basis as indoor vehicle parking. Where motor vehicle parking spaces are monitored, covered or weather protected, bicycle parking spaces shall be provided on the same basis. For the purposes of this section, a secure bicycle parking space shall include a bicycle rack that permits the locking of the bicycle frame and one (1) wheel to the rack, and supports the bicycle in a stable position without damage to wheels, frame or components. In addition, Bicycle parking facilities shall be anchored to prevent easy removal. Bicycle parking facilities shall be maintained in accordance with section 63.315, and kept free from rust and corrosion. Lighting of bicycle parking facilities shall be provided in accordance with section 63.318.

city of saint paul
planning commission resolution
file number
date

Bicycle Parking Amendment

WHEREAS, the Planning Commission, on September 23, 2009, released a draft Bicycle Parking Amendment for public review, and set a public hearing for October 30, 2009; and

WHEREAS, notice of the hearing was published pursuant to Minnesota Statutes § 462.357, Subd. 3, and mailed to the early notification list and other interested parties; and

WHEREAS, a public hearing on the proposed Bicycle Parking Amendment was conducted by the Planning Commission on October 30, 2009, at which all persons present were allowed to testify; and

WHEREAS, the Planning Commission referred the proposed ordinance to the Neighborhood Planning Committee for consideration, review of the public testimony, and recommendation; and

WHEREAS, the Neighborhood Planning Committee, on November 18, 2009, forwarded its recommendations to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Neighborhood Planning Committee;

NOW, THEREFORE, BE IT RESOLVED, under the provisions of § 61.801 of the Zoning Code and pursuant to the provisions of Minnesota Statutes § 462.357, that the Planning Commission recommends to the City Council the following amendments to Chapter 63, Regulations of General Applicability, of the Zoning Code:

Sec. 63.210. Bicycle parking

- (a) *Bicycle parking required.* Off-street parking facilities shall provide a minimum of one (1) secure bicycle parking space for every twenty (20) motor vehicle parking spaces, disregarding fractional bicycle spaces. A minimum of one (1) secure bicycle parking space shall be provided for an off-street parking facility with twelve (12) or more motor vehicle parking spaces.
- (b) *Substitution for required motor vehicle parking.* Bicycle parking may be substitute for up to ten (10) percent of minimum off-street parking requirements. For the purpose of calculating a substitution, two (2) completely enclosed and secure bicycle lockers are the equivalent of one (1) parking space; four (4) spaces in a bicycle rack are the equivalent of one (1) parking space.
- (c) *Location and design.* The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient third of the automobile parking. Outdoor bicycle parking shall be visible to the public right-of-way or from inside the building to increase safety and security. With permission of the city engineer, bicycle parking may be located in the

moved by _____

seconded by _____

in favor _____

against _____

public right-of-way. Bicycle parking may be provided within a building, but the location shall be easily accessible and signed for bicycles. Indoor bicycle parking shall be accessible on the same basis as indoor vehicle parking. Where motor vehicle parking spaces are monitored, covered or weather protected, bicycle parking spaces shall be provided on the same basis. For the purposes of this section, a secure bicycle parking space shall include a bicycle rack that permits the locking of the bicycle frame and one (1) wheel to the rack, and supports the bicycle in a stable position without damage to wheels, frame or components. Bicycle parking facilities shall be anchored to prevent easy removal. Bicycle parking facilities shall be maintained in accordance with section 63.315, and kept free from rust and corrosion. Lighting of bicycle parking facilities shall be provided in accordance with section 63.318.